

Case 2026SP-005-001  
Regulatory SP Map 071142B  
Parcels,001,002,003,004,005,006,007,900  
Map 071142D parcels 001,002,003,004,005, & 900  
0.61 acres Current zoning RM20-A

1. The purpose of this SP is to permit short-term rental properties, not owner-occupied on 0.61 acres at 13 A B & C Fern Avenue, 101, 103, 105, & 107 Elmhurst, and 3, 5, 7, 9, 11 Fern Avenue
2. Uses within this SP shall be Limited to all uses of the RM20-A zoning district and short-term rental properties, not owner occupied.
3. Landscaping and tree density requirements shall be per Metro Zoning Code.
4. Parking shall be provided per Metro Zoning Code.
5. Building height for any new structures shall be limited to the maximum building heights permitted in the RM20-A zoning district.
6. Building facades of any new structure shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through the enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.